

Case No.	Respondent	Summary of Findings	Summary of Board Action
MARCH 27, 2007			
HI07-065	Roberto Chavez Home Inspection #38553	On or about October 30, 2006, Respondent was convicted of A Class 6 Undesignated Felony. As of May 14, 2008 charge has been reduced to a misdemeanor and all probation requirements have been successfully met. Respondent has petitioned and received an early termination of probation by the Superior Court of the State of Arizona in Maricopa County. Therefore the Board of Technical Registration Terminates its concurrent probation order as of June 2, 2008.	<i>Probation</i> – Respondent Home Inspector registration No. 38553 shall be placed on three years probation concurrent with court ordered probation dated November 30, 2006. Respondent shall comply with terms and conditions set by the Maricopa County Adult Probation Department. Respondent shall provide to the Board monthly probation fee receipts along with copies of random drug and alcohol test results. <i>Cost of Investigation</i> – Pay cost of Investigation in the amount of \$81.00.
MAY 22, 2007			
HI07-075	Brent S.Ruttle Home Inspection #41248	On or about October 1, 2004 Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: the garage door and auto-reverse safety feature; condition of wall structure; operation of entry doors; piping supports and insulation; functional flow; type and condition of waste and vent piping; condition of electrical service ground; type of branch circuit conductors; GFCI protection in the garage; type and condition of fireplace; condition of HVAC filters and heating/cooling source in each room; garage fire separation walls, ceiling and door; laundry dryer ventilation; condition of fuel supply piping; and conducted home inspection without firm registration.	<i>Letter of Reprimand</i> <i>Open Book Test</i> – Take and successfully complete an open book test on the Board’s statutes and rules. <i>Cost of Investigation</i> – Pay cost of Investigation in the amount of \$200.00.
JUNE 26, 2007			
HI07-080 HI07-088	Alex H. Herrera Home Inspection #39797	On or about November 20, 2004 and September 21, 2005 Respondent’s inspection reports failed to meet the Standards of Practice for Arizona Home Inspectors by failing to adequately address the following areas: failed to report method used to observe the roof; condition of the under floor crawl space; plumbing functional flow and drainage; condition of plumbing piping and supports; the presence of a heating and cooling source in each room condition of the dryer vent; type of attic insulation; properly report a recommendation for further action on the garbage disposal.	<i>Open Book Test</i> – Take and successfully complete an open book test on the Board’s statutes and rules. <i>Cost of Investigation</i> – Pay cost of Investigation in the amount of \$200.00.
M06-048	Scott D. Lowry Home Inspection #40493	On or about May 4, 2005 Respondent’s inspection report failed to meet the Standards of Practice for Arizona Home Inspectors by failing to adequately address the following areas: failed to make recommendations to correct, monitor, or evaluate by appropriate persons for the HVAC unit condition; report proper type of garage door; conducted a home inspection with expired registration.	<i>Assurance of Discontinuance</i> <i>Civil Penalty</i> – Pay Civil Penalty in the amount of \$2,000.00. <i>Cost of Investigation</i> – Respondent shall pay cost of Investigation in the amount of \$270.00.

HI07-084	Scott D. Lowry Non Registrant HI	On or about May 9, 2007 during an enforcement advisory committee on case # M06-048, Respondent admitted to performing home inspections while having expired registration since February 28, 2005. Respondent admitted to operating Five Star Inspections performing home inspections in the State of Arizona as an unlicensed firm.	<p>Assurance of Discontinuance</p> <p>Civil Penalty – Pay a civil penalty in the amount of \$4,000.00.</p> <p>Costs of Investigation – Pay cost of investigation in the amount of \$70.00.</p>
M06-088	Thomas J. Mattingly Home Inspection #39074	On or about June 7, 2005 Respondent's inspection report failed to meet the Standards of Practice for Arizona Home Inspectors by failing to adequately address the following areas: failed to report service current rating and distribution panel ground condition; type and condition of the service entrance conductors over current protection devices; conducted home inspection without current firm registration.	<p>Letter of Reprimand</p> <p>Costs of Investigation – Pay costs of investigation in the amount of \$200.00.</p>
M06-329	Kirt D. Klingerman Home Inspection #38968	On or about September 3, 2003 Respondent's inspection report failed to meet the Standards of Practice for Arizona Home Inspectors by failing to adequately address the following areas: failed to properly report open seams; lifted nails; on the patio roof and the drainage system; flashings and trim for the entire roof; condition of the main electrical panel and disconnect; and type of service conductor; plumbing functional drainage.	<p>Letter of Reprimand</p> <p>Open book test – Within 30 days passing with a 100% score</p> <p>Administrative Penalty – Pay administrative penalty in the amount of \$200.00.</p> <p>Cost of Investigation – Pay cost of investigation in the amount of \$340.00.</p>
AUGUST 28, 2007			
M06-095	Jeff Schroeder Home Inspector #40183	On or about June 26, 2004 Respondent's inspection report failed to meet the Standards of Practice for Arizona Home Inspectors by failing to adequately address the following areas: Failed to report incorrectly spliced wires in the attic; Respondent's report noted the following items were in need of repair, however failed to make recommendations to correct, monitor, or have evaluated by the appropriate persons for the remedy of the following adverse conditions: portions of wood siding dry and slightly buckled, sections of wood trim on the ceiling dry and separating, exterior faucets were not equipped with anti siphon devices, interior cover panel for main electric panel is not labeled properly, bedroom door had a small hole on it's backside, master and hall bathroom faucets were not functional, microwave fan and light were not functional, missing outlet cover next to the stove, suspected S-trap at laundry sink, firewall separation between house and garage, no fire rated garage entry door and attic door missing, no auto reverse operation on garage door, main water shut off valve broken.	<p>Letter of Reprimand</p> <p>Open Book Test – Take and successfully complete an open book test on the Board's Statutes and Rules within 30 days passing with a 100% score.</p> <p>Costs of Investigation – Pay costs of investigation in the amount of \$100.00.</p>
HI07-046	Edward R. Nusso Home Inspector #38983	On or about August 23, 2006 Respondent's inspection report failed to meet the Standards of Practice for Arizona Home Inspectors by failing to adequately address the following areas: Failed to report type of interior plumbing supply and waste piping, supports and insulation, functional flow and drainage; fuel distribution piping and	<p>Letter of Reprimand</p> <p>Open Book Test – Take and successfully complete an open book test on the Board's Statutes and Rules within 30 days passing with a 100% score.</p>

		supports, heating safety controls; condition of main electrical panel, and branch circuit conductors; and Failed to report installed heat source presence in each room, and condition of heating and cooling filters.	Costs of Investigation – Pay costs of investigation in the amount of \$100.00.
HI07-049	Gary D. Meltzer Home Inspector #42488	On or about August 14, 2006 Respondent's inspection report failed to meet the Standards of Practice for Arizona Home Inspectors by failing to adequately address the following areas: Failed to report the condition of the roof; Failed to obtain a signed inspection agreement; type and condition of structural components, foundation, floors, walls, columns, ceilings; exterior flashing and trim, eaves, soffits and fascias; plumbing supports, insulation, waste and vent piping, functional flow and drainage; electrical service ground and branch circuit conductors; type of HVAC, heating and cooling sources, energy source, automatic safety controls, and filter condition; interior condition of fire separation walls, ceilings, and doors; attic insulation, attic, bathroom, and dryer vents.	Letter of Reprimand <ul style="list-style-type: none"> Probation – Respondent's Home Inspector Registration No. 42488 shall be placed on probation until the following requirement is met: Restitution – Pay restitution to Troy and Jo Dawn Pehrson in the amount of \$300.00. Open Book Test – Take and successfully complete an open book test on the Board's Statutes and Rules within 30 days passing with a 100% score. Costs of Investigation – Pay costs of investigation in the amount of \$100.00.
HI07-086	Mark L. Formanek Home Inspector #40392	On or about April 27, 2007, Respondent's inspection report failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to report wall structures; columns; representative number of windows and switches; report functional flow and drainage; water heater automatic safety controls; report a heating and cooling source in each room; During Respondent's inspection of the safety reverse feature of the garage door, Respondent placed his arm in the path as the door was closing and damaged the garage door. He indicated there was damage to the garage door as excessive at the time of the inspection in his report.	Letter of Reprimand <ul style="list-style-type: none"> Probation Respondent's Home Inspection Certification No. 40392 shall be placed on probation until the following requirement is met: Restitution - Pay restitution to Aaron and Barbara Carson in the amount of \$1000.00. Costs of Investigation – Pay costs of investigation in the amount of \$100.00.
SEPTEMBER 25, 2007			
M05-196	Arthur McKay Home Inspector #38657	On or about March 23, 2004 Respondent's inspection report failed to meet the Standards of Practice for Arizona Home Inspectors by failing to adequately address the following areas: Failed to report condition of interior distribution piping, functional flow and drainage, and plumbing supports; failed to recommend corrective action for low water volume in supply system plumbing; report inspection was conducted in accordance with the Arizona Standards of Professional Practice for Home Inspectors; operation and condition of all GFCI devices; visible fuel piping, and material used for drip leg; and note registration number in home inspection report.	Letter of Reprimand <ul style="list-style-type: none"> Probation Respondent's Home Inspection Certification No. 38657 shall be placed on probation until the following requirement is met: Restitution – Pay restitution to Robert Mercer in the amount of \$200.00. Open Book Test – Take and successfully complete an open book test on the Board's Statutes and Rules within 30 days passing with a 100% score. Costs of Investigation – Pay costs of investigation in the amount of \$390.00.

HI07-039	Thomas E. Sullivan Home Inspector #38636	On or about June 20, 2006 Respondent's inspection report failed to meet the Standards of Practice for Arizona Home Inspectors by failing to adequately address the following areas: Failed to report functional flow and functional drainage; report presence of a heating and cooling source in each room; attic and laundry ventilation.	<p><i>Letter of Reprimand</i></p> <p><i>Administrative Penalty</i> – Pay administrative penalty in the amount of \$100.00.</p> <p><i>Open Book Test</i> – Take and successfully complete an open book test on the Board's Statutes and Rules within 30 days passing with a 100% score.</p> <p><i>Costs of Investigation</i> – Pay costs of investigation in the amount of \$160.00.</p>
HI07-097	Bruce S. Hubbard Home Inspector #38582	On or about January 27, 2007 Respondent's inspection report failed to meet the Standards of Practice for Arizona Home Inspectors by failing to adequately address the following areas: Failed to report method used to access attic; plumbing fixtures and faucets, cross connections, type of supply and distribution piping, functional drainage; exterior GFCI protection, thermostat, heating automatic safety controls; air filter condition, installed heat and cooling source presence in each room; fire separation walls, ceilings, and doors.	<p><i>Letter of Reprimand</i></p> <p><i>Administrative Penalty</i> – Pay administrative penalty in the amount of \$100.00.</p> <p><i>Open Book Test</i> – Take and successfully complete an open book test on the Board's Statutes and Rules within 30 days passing with a 100% score.</p> <p><i>Costs of Investigation</i> – Pay costs of investigation in the amount of \$85.00.</p>
OCTOBER 23, 2007			
M05-230	Jerry J. Brown Home Inspector #38961	On or about August 18, 2004 Respondent's inspection report failed to meet the Standards of Practice for Arizona Home Inspectors by failing to adequately address the following areas: Failed to report properly on the condition of the HVAC system; GFCI protection at pool light; fuel piping and supports; heating safety controls; cooling unit air filter; and on all exterior hose faucets.	<p><i>Letter of Reprimand</i></p> <p><i>Administrative Penalty</i> – Pay an administrative penalty in the amount of \$2000.00.</p> <p><i>Open Book Test</i> – Take and successfully complete an open book test on the Board's Statutes and Rules within 30 days passing with a 100% score.</p> <p><i>Costs of Investigation</i> – Pay costs of investigation in the amount of \$270.00.</p>
M06-331	Randall A. Marlatt Home Inspector #38148	On or about February 4, 2004 Respondent's inspection report failed to meet the Standards of Practice for Arizona Home Inspectors by failing to adequately address the following areas: Failed to report an unsafe low hanging electrical line between two structures; method used for inspecting crawl space; heating system safety controls; and a heating source in each room.	<p><i>Letter of Reprimand</i></p> <p><i>Administrative Penalty</i> – Pay an administrative penalty in the amount of \$500.00.</p> <ul style="list-style-type: none"> <i>Probation</i> Respondent's Home Inspection Certification No. 38148 shall be placed on probation until the following requirement is met: <p><i>Restitution</i> – Pay restitution to Mae Stees in the amount of \$275.00.</p> <p><i>Open Book Test</i> – Take and successfully complete an open book test on the Board's Statutes and Rules within 30 days</p>

			<p>passing with a 100% score.</p> <p>Costs of Investigation – Pay costs of investigation in the amount of \$410.00.</p>
M05-035	Roger D. Ross Home Inspector #38607	On or about December 23, 2003 Respondent's inspection report failed to meet the Standards of Practice for Arizona Home Inspectors by failing to adequately address the following areas: Failed to report on the type and condition of the service conductor, service amperage and voltage ratings; the lack of a 240 volt breaker for a 240 volt appliance, and improper visible wiring at the water heater; operation of the garage automatic opener and safety reverse feature; functional flow and functional drainage; observation method of the attic; heating and cooling source in each room; air filters; condition of the main breakers and panel; compatibility of the branch circuits/breakers; and adequately report on the dryer vent.	<p>Letter of Reprimand</p> <p>Administrative Penalty – Pay an administrative penalty in the amount of \$500.00.</p> <ul style="list-style-type: none"> • Probation Respondent's Home Inspection Certification No. 38607 shall be placed on probation until the following requirement is met: <p>Restitution – Pay restitution to Alicia Barnett in the amount of \$265.00.</p> <p>Open Book Test – Take and successfully complete an open book test on the Board's Statutes and Rules within 30 days passing with a 100% score.</p> <p>Costs of Investigation – Pay costs of investigation in the amount of \$470.00.</p>
M05-044	Floyd E. Otwell Home Inspector #38215	On or about May 17, 2004 Respondent's inspection report failed to meet the Standards of Practice for Arizona Home Inspectors by failing to adequately address the following areas: Failed to report roof and ceiling structural components; observation of attic area or if attic was present; report functional drainage; flues and vents; type of electrical service conductor; location of the main electrical panel; safety controls for heating equipment; attic ventilation and insulation, and kitchen ventilation.	<p>Letter of Reprimand</p> <p>Administrative Penalty – Pay an administrative penalty in the amount of \$100.00.</p> <p>Open Book Test – Take and successfully complete an open book test on the Board's Statutes and Rules within 30 days passing with a 100% score.</p> <p>Costs of Investigation – Pay costs of investigation in the amount of \$156.00.</p>
HI07-094	Randy R. West Home Inspector #38451	On October 20, 2006, Respondent's financial assurance bond was cancelled. The Board was notified in writing on October 23, 2006 by RLI Surety by Notice of Cancellation. Thereafter Respondent conducted various home inspections and issued inspection reports without financial assurance until May 2, 2007. Respondent's firm registration expired on February 28, 2007; Professional Building Consultants, Inc. offered home inspection services to the public without current registration until May 2, 2007. Respondent's individual registration also became delinquent on April 30, 2007 and remained delinquent until May 2, 2007.	<p>Letter of Reprimand</p> <p>Administrative Penalty – Pay an administrative penalty in the amount of \$1000.00.</p> <p>Costs of Investigation – Pay cost of investigation in the amount of \$65.00.</p>
M06-077	Mathew L. Moskowitz Home Inspector #41145	On or about April 4, 2005 Respondent's inspection report failed to meet the Standards of Practice for Arizona Home Inspectors by failing to adequately address the following areas: Failed to report	<p>Voluntary Surrender – Respondent agrees to voluntarily surrender his home inspector registration no. 41145.</p>

		inspection was conducted in accordance with the Arizona Standards of Professional Practice for Home Inspectors; report type and condition of columns; condition of flashings and trim; report adverse impact of vegetation on structure; condition of patio lattice; rear patio grading; patio structural connections; roof drainage system; roof covering type and structure; damaged wood posts and roof; report on dishwasher drain hose; distribution piping supports; functional drainage; heating and cooling safety controls; type and condition of HVAC system; and condition and operation of exterior doors.	<p>Administrative Penalty – Pay an administrative penalty in the amount of \$500.00.</p> <p>Restitution - Pay restitution to Justin Lutick in the amount of \$174.00.</p> <p>Costs of Investigation – Pay costs of investigation in the amount of \$500.00.</p>
M06-046	David Sandoval Home Inspector #38462	On or about March 19, 2005, Respondent's inspection report failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: Failed to include firm address and inspectors Arizona registration number in report; describe the inspection was conducted in accordance with the Arizona Standards of Professional Practice; report condition and operation of all exterior doors; operation of a representative number of windows; observe and report on roof drainage systems; plumbing functional drainage; water heater flues and vents; main electrical service conductors; electrical circuit compatibility; representative number of light switches; heating system thermostat; presence of a heating source in each room; and kitchen ventilation.	<p>Letter of Reprimand</p> <p>Administrative Penalty – Pay administrative penalty in the amount of \$100.00.</p> <p>Open Book Test – Take and successfully complete an open book test on the Board's Statutes and Rules within 30 days passing with a 100% score.</p> <p>Costs of Investigation – Pay costs of investigation in the amount of \$182.00.</p>
M06-275	Daniel Haydon Home Inspector #38067	On or about September 13, 2004, Respondent's inspection report failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: Failed to describe the inspection was done in accordance with the Standards of Professional Practice for Arizona Home Inspectors; report plumbing functional flow and drainage; and report a heating and cooling source in each room.	<p>Letter of Reprimand</p> <p>Administrative Penalty – Pay administrative penalty in the amount of \$250.00.</p> <p>Open Book Test – Take and successfully complete an open book test on the Board's Statutes and Rules within 30 days passing with a 100% score.</p> <p>Costs of Investigation – Pay costs of investigation in the amount of \$398.00.</p>
NOVEMBER 27, 2007			
M05-033	Geary G. Morris Home Inspector #38596	On or about February 10, 2004, Respondent's inspection report failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: Failed to include firm address in report; observation methods for structural components; report type and condition of exterior wall cladding; observe and report on interior and exterior doors and garage door opener; plumbing pipe supports/insulation and functional flow; water heater automatic safety controls; electrical service ground, overcurrent protection devices, main panel, service voltage rating, branch circuit conductors, compatibility, GFCI	<p>Letter of Reprimand</p> <p>Administrative Penalty – Pay administrative penalty in the amount of \$250.00.</p> <p>Open Book Test – Take and successfully complete an open book test on the Board's Statutes and Rules within 30 days passing with a 100% score.</p> <p>Costs of Investigation – Pay costs of investigation in the amount of \$208.00.</p>

		devices; HVAC condition, energy source, operating and safety controls, flues and vents, distribution system, air filters, heating and cooling source in each room; and fire separation walls and doors, and laundry ventilation.	
M06-073	Nolan C. Udall Home Inspector #38747	On or about September 3, 2004, Respondent's inspection report failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: Failed to report the status of the roof; obtain a signed inspection agreement by the client, at the direction of the client respondent signed the contract for Nancy Durnell by Nolan C. Udall; properly recommend correcting, monitoring, or evaluating by appropriate persons missing rear deck steps and missing railing; and conducted an inspection without using the Standards of Professional Practice for Home Inspectors in the State of Arizona at the request of the client.	<p>Letter of Reprimand</p> <p>Voluntary Surrender – Respondent agrees to voluntarily surrender his Arizona Home Inspectors Registration No. 38747. The Board will consider this to be a disciplinary action for failure to meet the reporting standards of the Standards of Professional Practice for Arizona Home Inspectors. Respondent also agrees he will not submit an application for Home Inspector Registration in the State of Arizona for Five (5) years.</p> <p>Cost of Investigation – Pay costs of investigation in the amount of \$200.00.</p>
DECEMBER 18, 2007			
M05-023 M06-240 M06-325 M06-327	John R. Reding Home Inspector #38663	On or about March 11, 2004, Respondent's inspection report failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: Failed to report on multiple heating and cooling system defects; Failed to advise client on recommended course of action for adverse items noted; describe method of crawl space observation; report on the condition of porches and decks; condition of roof flashings; distribution piping type and condition, supports and insulation; fixtures and faucets; plumbing waste/vent piping and supports; water heating safety controls, flues and vents; type of electrical service conductor, lights, switches and ground; heating and cooling system filters; kitchen counters, cabinetry and ventilation; exterior electrical receptacles; type of roof at addition; describe method of attic observation; improperly described the roof covering type as asphalt; plumbing system functional drainage; solid fuel heating device; fire separation walls; bathroom ventilation; condition and operation of exterior doors; heating and cooling source in each room; condition of the exterior deck; and operate a representative number of windows.	<p>Letter of Reprimand</p> <p>Administrative Penalty – Pay an administrative penalty in the amount of \$500.00.</p> <p>Probation until the following is met:</p> <p style="padding-left: 40px;">Restitution – a. Pay restitution to Jack Goeser in the amount of \$240.00. b. Pay restitution to Eugene Young in the amount of \$240.00.</p> <p>Open Book Test – Take and successfully complete an open book test on the Board's Statutes and Rules within 30 days passing with a 100% score.</p> <p>Costs of Investigation – Pay costs of investigation in the amount of \$800.00.</p>
M05-312	Brian K. Dickinson Home Inspector #39666	On or about August 28, 2004, Respondent's inspection report failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: Failed to observe and report on all structural components including the foundation and floors in the Arizona room; observe and report on adverse conditions impacting the structure due to grading and drainage on the west side of the home; describe the inspection as being conducted in accordance with the Arizona Standards of Professional Practice for Home Inspectors; include registration	<p>Letter of Reprimand</p> <p>Administrative Penalty – Pay an administrative penalty in the amount of \$2000.00.</p> <p>Probation until the following is met:</p> <p style="padding-left: 40px;">Restitution – Pay restitution to Chris and Leslie Bentley in the amount of \$305.00.</p>

		number in report; report type and condition of the trusses; describe attic observation method; and report on plumbing functional flow and functional drainage.	<p>Open Book Test – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days passing with a 100% score.</p> <p>Costs of Investigation – Pay costs of investigation in the amount of \$220.00.</p>
HI08-003	Douglas B. Mason Home Inspector #38656	Respondent’s firm registration expired on January 31, 2005, Personalized Inspection Services, L.L.C. offered home inspection services to the public without current registration until September 6, 2007. Respondent’s individual registration also became delinquent on April 30, 2006 and remained delinquent until September 6, 2007.	<p>Letter of Reprimand</p> <p>Administrative Penalty – Pay an administrative penalty in the amount of \$1000.00.</p> <p>Costs of Investigation – Pay cost of investigation in the amount of \$65.00.</p>
HI07-092	Joseph J. Dorner Home Inspector #38447	On or about May 25, 2007, Respondent’s inspection report failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: Failed to report method used to access attic; report condition and operation of all exterior doors; garage door opener and safety reverse feature; make recommendations for remedies on adverse conditions noted in report; report on plumbing functional flow and drainage; plumbing exterior faucets; water heater automatic safety controls; electrical service type and material present; and report on location and condition of main and distribution panels.	<p>Letter of Reprimand</p> <p>Administrative Penalty – Pay administrative penalty in the amount of \$200.00.</p> <p>Open Book Test – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days passing with a 100% score.</p> <p>Costs of Investigation – Pay costs of investigation in the amount of \$41.00.</p>
M05-228	Kent L. Dean Home Inspector #39959	On or about September 29, 2004, Respondent’s inspection report failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: Failed to report properly on the condition of the main heating system, and observe one of the heating units present, accurately observe and describe the cooling system; report on heating safety controls; HVAC distribution systems; heating and cooling source in each room; exterior trim; type of roof covering; type service entrance electric voltage; plumbing functional flow and drainage; garage door safety reversing mechanism; attic ventilation; insulation; and laundry dryer ventilation.	<p>Letter of Reprimand</p> <p>Administrative Penalty – Pay an administrative penalty in the amount of \$250.00.</p> <p>Costs of Investigation – Pay costs of investigation in the amount of \$430.00.</p>
JANUARY 22, 2008			
HI07-083	Dennis L. Boswell Home Inspector #40789	On or about May 1, 2006, Respondent’s inspection report failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: Failed to report type and condition of the floors, walls, and columns; condition of plumbing supports; report plumbing functional flow and drainage; waste and vent piping systems; condition of fuel distribution system and supports; overcurrent protection, and GFCI devices; heating system automatic safety controls; heating and cooling distribution systems; heating and cooling source in each room; and attic ventilation.	<p>Letter of Reprimand</p> <p>Administrative Penalty – Pay administrative penalty in the amount of \$100.00.</p> <p>Open Book Test – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days passing with a 100% score.</p> <p>Costs of Investigation – Pay costs of investigation in the</p>

			amount of \$56.00.
HI07-087	Gary H. Oberbeck Home Inspector #38661	On or about December 15, 2003, Respondent's inspection report failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: Failed to provide a reason for not fully accessing the attic to observe and report on the presence of adverse items; such as cut trusses, ceiling fan wiring, and inadequate insulation levels in attic due to unknown reason for restricted access to attic; Improperly reported roof trusses as combination type; include the word amps in description of service amperage; failed to correct reporting inconsistencies on water heater flue pipes, GFCI outlets, and the gas valve at water heater. The items were listed as satisfactory as well as non applicable and as safety concerns.	<p><i>Letter of Reprimand</i></p> <p><i>Administrative Penalty</i> – Pay an administrative penalty in the amount of \$1,000.00.</p> <p><i>Probation until the following is met:</i></p> <p><i>Restitution</i> – Pay restitution to John Kaufman in the amount of \$260.00.</p> <p><i>Open Book Test</i> – Take and successfully complete an open book test on the Board's Statutes and Rules within 30 days passing with a 100% score.</p> <p><i>Costs of Investigation</i> – Pay costs of investigation in the amount of \$146.00.</p>
FEBRUARY 26, 2008			
M06-080	Daniel E. Glines Home Inspector #38850	On or about July 9, 2005, Respondent's home inspection report failed to meet the Standards of Practice for Arizona Home Inspectors by failing to adequately address the following areas: Failed to report the lack of GFCI outlets in kitchen and outside receptacles; report firm address; state report was done in accordance with the Arizona Standards of Professional Practice; obtain a signed inspection agreement; properly report operation of a representative number of windows; type and condition of columns; condition of the trusses; plumbing supports and insulation; drain waste and vent piping material; operation of all fixtures; functional flow and drainage; water heater automatic controls; electrical service conductor material; proper electrical service voltage; heating and cooling registers for each room; garage safety reverse feature; lack of self closing interior door to garage; report heater as electric energy source; and properly address bathroom ventilation.	<p><i>Letter of Reprimand</i></p> <p><i>Administrative Penalty</i> – Pay an administrative penalty in the amount of \$300.00.</p> <p><i>Probation until the following is met:</i></p> <p><i>Restitution</i> – Pay restitution to James Starrett in the amount of \$250.00.</p> <p><i>Open Book Test</i> – Take and successfully complete an open book test on the Board's Statutes and Rules within 30 days passing with a 100% score.</p> <p><i>Costs of Investigation</i> – Pay costs of investigation in the amount of \$220.00.</p>
HI07-061	Patrick A. Oekerman Home Inspector #38598	On or about October 4, 2006, Respondent's inspection report failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: Failed to properly report the condition of the garage electrical panel; report exposed overhead wiring in garage; obtain a signed inspection agreement prior to performing the inspection; include home inspector certification number in the report; state that the inspection was conducted in accordance with the Standards of Professional Practice for Home Inspectors in the state of Arizona; grading and drainage of the property; type and condition of structural columns; plumbing supports and insulation; report on all exterior faucets; accurately report heating system capacity in report; heating and	<p><i>Letter of Reprimand</i></p> <p><i>Administrative Penalty</i> – Pay an administrative penalty in the amount of \$500.00.</p> <p><i>Probation until the following is met:</i></p> <p><i>Restitution</i> – Pay restitution to Jerry Pulley in the amount of \$275.00.</p> <p><i>Open Book Test</i> – Take and successfully complete an open book test on the Board's Statutes and Rules within 30 days passing with a 100% score.</p>

		cooling source in each room; report unlabeled branch circuits in main distribution panel, and electrical service conductor type; roof drainage system present; and report the significance of the cut trusses and gave no recommendation for further evaluation.	Costs of Investigation – Pay costs of investigation in the amount of \$156.00.
M05-301	Steven P. Schexneider Home Inspector #38664	Respondent's firm registration expired on August 31, 2007, Accu-Spec Home Inspections, LLC. Then offered home inspection services to the public without current registration until January 29, 2008. Respondent's individual registration also became delinquent on November 30, 2007 and remained delinquent until January 29, 2008. On or about September 27, 2004, Respondent's inspection report failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: Failed to report type and condition of exterior walls; type and condition of structure columns; plumbing and gas supports; plumbing waste and vent piping; method used to inspect the attic; HVAC filters, heating and cooling source in each room; and report on all entry doors.	Letter of Reprimand Administrative Penalty – Pay an administrative penalty in the amount of \$300.00. Open Book Test – Take and successfully complete an open book test on the Board's Statutes and Rules within 30 days passing with a 100% score. Costs of Investigation – Pay costs of investigation in the amount of \$280.00.
MAY 13, 2008			
HI08-006	Larry D. McCrea Home Inspector #41324	Respondent is the holder of delinquent Arizona Home Inspector Certification No. 41324. Respondent conducted various home inspections, and issued inspection reports until April 17, 2008. Respondent's firm registration expired on September 30, 2005. LDM Inspection Services offered home inspection services to the public without current registration. Respondent's individual registration expired on August 31, 2006. Respondent's financial assurance expired on August 16, 2005.	Assurance of Discontinuance Civil Penalty – Pay a civil penalty in the amount of \$6,000.00. Costs of Investigation – Pay cost of investigation in the amount of \$100.00.
M05-363	Barry C. Mahoney Home Inspector #40477	On or about October 20, 2004, Respondent's home inspection report failed to meet the Standards of Practice for Arizona Home Inspectors by failing to adequately address the following areas: Failed to report water heater wiring improperly wired; structural components including columns present, floors, and walls; report on method used to observe attic and roof; condition of the exterior wall cladding, and interior floors; type and condition of interior plumbing supply and distribution piping; plumbing distribution piping supports and insulation; plumbing functional flow and drainage; electrical service amps and voltage ratings; type and condition of heating and cooling distribution systems; and report on an installed heating and cooling source in each room.	Letter of Reprimand Voluntary Surrender – Deemed to be a revocation Respondent agrees to voluntarily surrender his home inspector registration #40477. Costs of Investigation – Pay costs of investigation in the amount of \$230.00.
M06-229	Francis C. Scruggs Home Inspector #38610	On or about March 3, 2005, Respondent home inspection report failed to meet the Standards of Practice for Arizona Home Inspectors by failing to adequately address the following areas: Failed to report water stains on utility room ceiling; report flex ducts lying on the floor; report on a separate heating and cooling distribution system; report on under crawl space and its components; type and condition	Letter of Reprimand Voluntary Surrender – Deemed to be a revocation Respondent agrees to voluntarily surrender his home inspector registration #38610.

		of the foundation and floor structure; furnace automatic safety controls; operation of all interior doors, representative number of windows; include inspectors name in report; make a notation inspection was done in accordance with the Arizona Standards of Professional Practice for Home Inspectors; make a proper recommendation for missing roof shingles, and inoperative kitchen exhaust fan.	<i>Costs of Investigation</i> – Pay costs of investigation in the amount of \$200.00.
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